

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/76-80 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$657,500

Median sale price

Median price

\$843,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2021

to

30/06/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/19 Warwick Rd GREENSBOROUGH 3088	\$655,000	08/04/2022
2	9/44-48 Warwick Rd GREENSBOROUGH 3088	\$621,000	09/04/2022
3	4/69 Alexandra St GREENSBOROUGH 3088	\$617,000	19/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/07/2022 09:33

3/76-80 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



2 -

Property Type: Unit
Agent Comments

Indicative Selling Price
\$657,500

Median Unit Price
Year ending June 2022: \$843,500

Comparable Properties



2/19 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000
Method: Private Sale
Date: 08/04/2022
Rooms: 4
Property Type: Unit



9/44-48 Warwick Rd GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 2

Price: \$621,000
Method: Sold Before Auction
Date: 09/04/2022
Property Type: Unit



4/69 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 3

Price: \$617,000
Method: Auction Sale
Date: 19/03/2022
Property Type: Unit
Land Size: 180 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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